

146.0

0004

0005.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

977,100 / 977,100

USE VALUE:

977,100 / 977,100

ASSESSED:

977,100 / 977,100


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCBRIDE BRIAN A	
Owner 2: CONROY LUCY M	
Owner 3:	

Street 1: 36 EASTERN AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 2263 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9263		Sq. Ft.	Site		0	80.	0.75	9									558,314						558,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9263.000		412,200		6,600		558,300		977,100						96112	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					04/19/18	

USER DEFINED

Prior Id # 1:	96112
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	12:31:28
Print:	
Date:	
Time:	
12/10/2020	
Last Rev:	
Date:	
Time:	
12/18/2019	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		146.0-0004-0005.B			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	412,200	6,600	9,263.	558,300	977,100		Year end	12/23/2021			
2021	101	FV	400,200	6600	9,263.	558,300	965,100		Year End Roll	12/10/2020			
2020	101	FV	400,200	6600	9,263.	558,300	965,100	965,100	Year End Roll	12/18/2019			
2019	101	FV	300,400	6600	9,263.	523,400	830,400	830,400	Year End Roll	1/3/2019			
2018	101	FV	300,400	5900	9,263.	432,700	739,000	739,000	Year End Roll	12/20/2017			
2017	101	FV	300,400	5900	9,263.	397,800	704,100	704,100	Year End Roll	1/3/2017			
2016	101	FV	300,400	5900	9,263.	362,900	669,200	669,200	Year End	1/4/2016			
2015	101	FV	284,100	5900	9,263.	355,900	645,900	645,900	Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALWASSER MARK	31524-206		6/21/2000		500,000	No	No		
	18290-537		7/1/1987		245,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2006	620	Renovate	57,140	C		G8	GR FY08	RENO 3RD FLR INCLG
2/8/2006	84	Manual	2,000					repair windows and

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
12/4/2008	Meas/Inspect	163	PATRIOT
10/27/2006	Permit Visit	BR	B Rossignol
10/5/2000	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
7/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 15 - Old Style	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good																				
Foundation: 3 - Brick or Stone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	A Bath: 1	Rating:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	3/4 Bath: 1	Rating: Good																				
GENERAL INFORMATION				A 3QBth: 1	Rating:																				
Grade: C - Average	Year Blt: 1916	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating:																				
Jurisdict:	Fact: .			A HBth: 1	Rating:																				
Const Mod:				OthrFix: 1	Rating:																				
Lump Sum Adj:				OTHER FEATURES																					
				Kits: 1	Rating: Very Good																				
				A Kits: 1	Rating:																				
				Fpl: 1	Rating: Good																				
				WSFlue: 1	Rating:																				
CONDOS INFORMATION				RESIDENTIAL GRID																					
				1st Res Grid	Desc: Line 1	# Units: 1																			
				Level	FY LR DR D K FR RR BR FB HB L O																				
				Other																					
				Upper																					
				Lvl 2																					
				Lvl 1																					
				Lower																					
				Totals	RMs: 8	BRs: 4	Baths: 1	HB																	
DEPRECIATION				REMODELING				RES BREAKDOWN																	
				Exterior:	No Unit	RMS	BRS	FL																	
				Interior:	1	8	4																		
				Additions:																					
				Kitchen:																					
				Baths:																					
				Plumbing:																					
				Electric:																					
				Heating:																					
				General:	Totals																				
					1	8	4																		
CALC SUMMARY				COMPARABLE SALES												SUB AREA									
				Basic \$ / SQ: 135.00	Rate	Parcel ID	Typ	Date	Sale Price								SUB AREA DETAIL								
				Size Adj.: 1.15480769																					
				Const Adj.: 0.99989998																					
				Adj \$ / SQ: 155.883																					
				Other Features: 88750																					
				Grade Factor: 1.00																					
				NBHD Inf: 1.00000000																					
				NBHD Mod:																					
				LUC Factor: 1.00																					
				Adj Total: 462132																					
				Depreciation: 49910																					
				Depreciated Total: 412222																					
				WtAv\$/SQ: 135.00																					
				AvRate: 155.883																					
				Ind. Val: 128.33																					
				Juris. Factor: 1.00																					
				Before Depr: 155.88																					
				Special Features: 0																					
				Final Total: 412200																					
				Val/Su Net: 128.33																					
				Val/Su SzAd: 198.17																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									IMAGE								
SPEC FEATURES/YARD ITEMS				PARCEL ID 146.0-0004-0005.B								AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
15	Shop	D	Y	1	21X17	A	AV	1950	27.50	T	40	101			5,900		5,900								
19	Patio	D	Y	1	10X16	A	AV	2010	4.59	T	7.2	101			700		700								
More: N				Total Yard Items: 6,600				Total Special Features:								Total: 6,600									